

# Retail Space for Sale or Lease

119 Broadway North, Fargo, ND 58102

MLS #25-63 & #26-73



**Property Description:** Approximately 3,400 SF of retail or office space available on Broadway, featuring an open storefront seating area with a large storage area in the back. The space offers a large glass storefront, new flooring and fantastic visibility on Broadway.

*\*Opportunity Zone tax benefits may apply.*

<b>Purchase Price:</b>	\$515,000	<b>Lease Rate:</b>	\$15 SF
<b>2025 Consolidated Taxes:</b>	\$6,572.93	<b>Available Space:</b>	3,452 SF
<b>2025 Specials Installment:</b>	\$1,291.04	<b>Estimated CAM:</b>	\$5.00 SF (Utilities Paid By Tenant)
<b>Estimated Remaining Specials:</b>	\$771.26		
<b>Year Built:</b>	1911		
<b>Parcel:</b>	01-1520-00752-119		



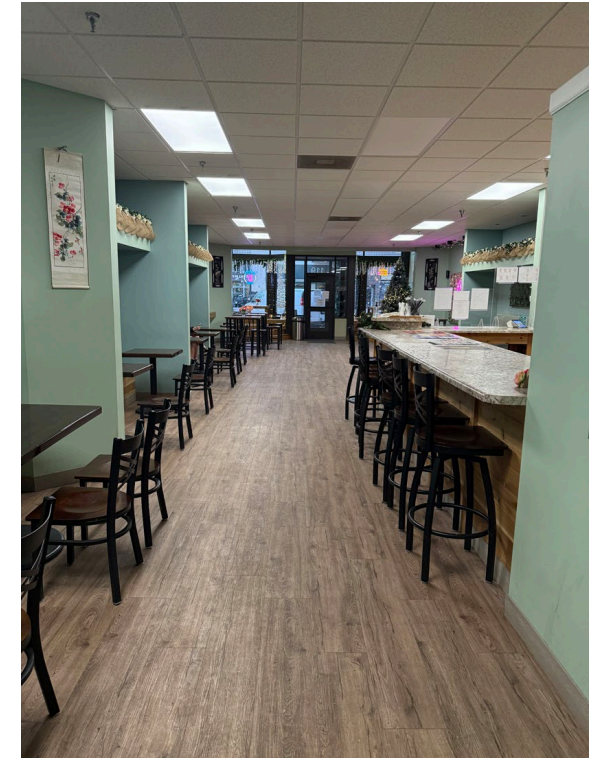
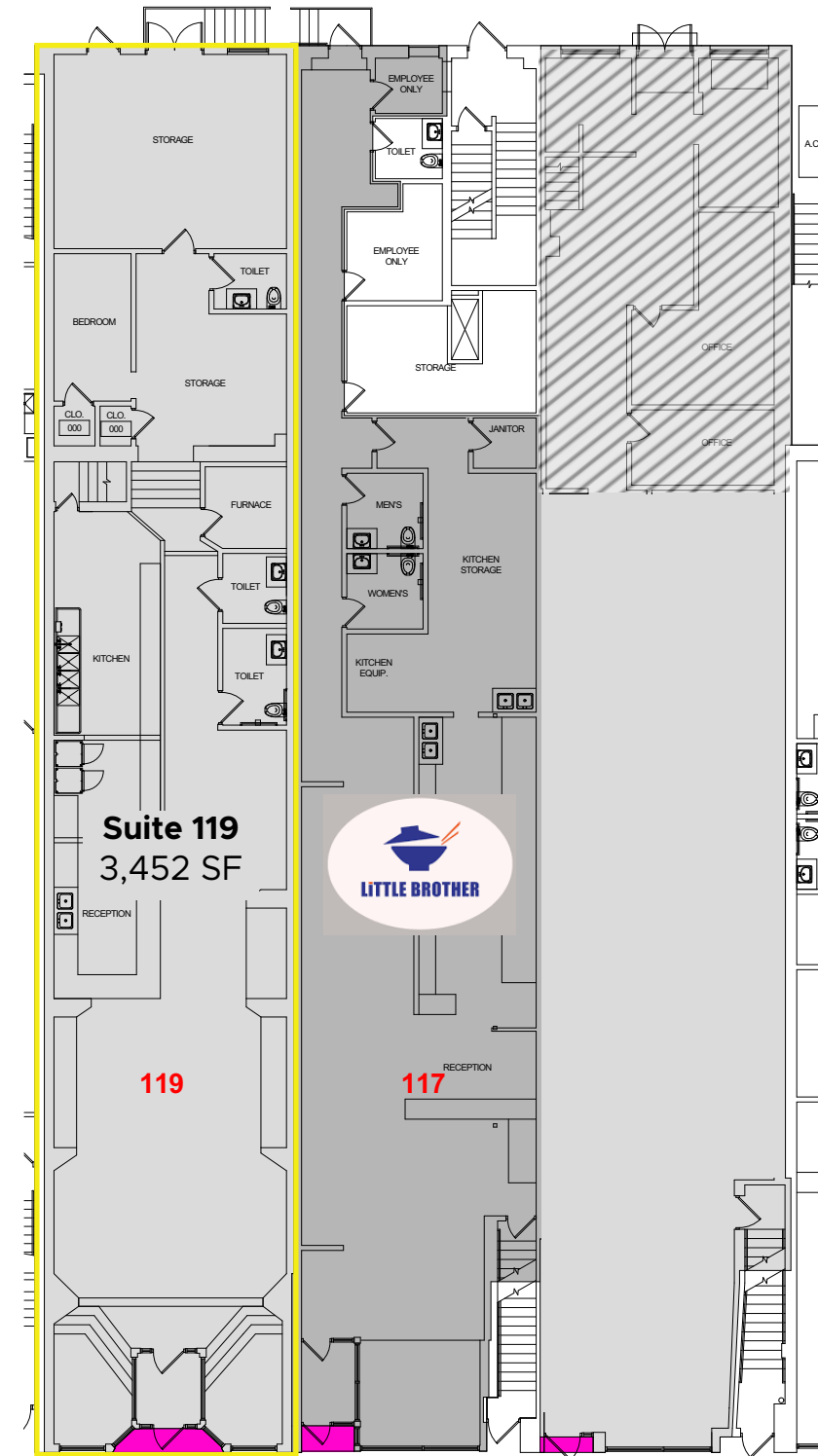
www.PropertyResourcesGroup.com  
4609 33<sup>rd</sup> Ave S. Suite 400, Fargo, ND 58104

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### Floor Plan: First Floor



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Public Parking  
First 2 Hours Free  
Free Nights & Weekends

## KEY METRO DEMOGRAPHICS

- 263,000**  
metro-area residents
- 17.5%**  
population growth in 10 years
- 23,000**  
new jobs in 10 years
- 2.4%**  
unemployment rate
- 31%**  
Fargo residents aged 18-34
- 30,000**  
college students attending area universities
- 65%**  
young adults from the area who stay in Fargo-Moorhead for work
- 43%**  
people in the metro with a Bachelor's degree or higher

## MULTIFAMILY MARKET

- 5,000**  
new residents in the metro area per year
- 35%**  
annual income increase for renters in 10 years
- 2X**  
number of renters with an income of \$75,000-\$100,000 compared to 2013
- 45,000**  
multifamily units across the metro area
- 2,700**  
market-rate units in the downtown core
- 1,400**  
new multifamily units added to the metro area per year
- 200**  
new multifamily units in core neighborhoods per year
- \$1 BILLION**  
average annual value of building permits issued 2018-2022

## DOWNTOWN RESIDENTS

- 4,100**  
people living downtown
- 47%**  
family households
- 31**  
average age
- 49%**  
female residents
- 51%**  
male residents
- 50%**  
household with pets
- 5,000**  
new residents by 2032

Sources:  
Fargo-Moorhead Regional Housing Needs Analysis and Strategies, FM MetroCOG, July 2023  
North Dakota Job Service  
Building Industry Association of the Red River Valley  
U.S. Census Bureau



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